

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Residential Lay Out known as Plotable Project known as VISTA - 3A to be developed on portion of land admeasuring about 4929.058 Sq. Mtrs. (out of Pocket No. R.1.2, in all admeasuring about 12693.978 Sq. Mtrs.) being portion of land of Kh. No. 97/1, 97/2, 97/3 and 97/4, in all jointly admeasuring about 52200.00 Sq. Mtrs. out of entire area known as Ensaara Metro Park being the larger property (owned by Luxora Infrastructure Private Limited) in all admeasuring about 116.00 Hectares, with Occupant Class I Bhumiswami rights, situated at P. H. No. 38, Mauza : PIPLA, Tahsil : NAGPUR (RURAL), District : NAGPUR (here-in-after referred as the said Project "VISTA - 3A")



I/We have investigated the title of the said land on the request of LUXORA INFRASTRUCTURE PRIVATE LIMITED, a company registered under The Companies Act, 1956 bearing CIN : U65929MH2007PTC166943 and having its registered office at 6th Floor, Soham House, Hari Om Nagar, Off. Eastern Express Highway, Mulund (East), Mumbai - 400081 and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of land admeasuring about 4929.058 Sq. Mtrs. (out of Pocket No. R.1.2, in all admeasuring about 12693.978 Sq. Mtrs.) being portion of land of Kh. No. 97/1, 97/2, 97/3 and 97/4, in all jointly admeasuring about 52200.00 Sq. Mtrs. out of entire area known as Ensaara Metro Park being the larger property (owned by Luxora Infrastructure Private Limited) in all admeasuring about 116.00 Hectares, with Occupant Class I Bhumiswami rights, situated at P. H. No. 38, Mauza : PIPLA, Tahsil : NAGPUR (RURAL), District : NAGPUR.

02. Title documents for allotment of Unit /Plot.

(i) Sale Deed dt. 04.05.1989 registered with Joint Sub Registrar, Nagpur – 1 executed by Shri Nokhelal Chhotelal Jais in favour of Shri Khushal Raghunath Bhoyar eastern portion of the land admeasuring about 1.17 Hectares registered at Book No. Add.-1, Volume No. 147 at pages 72 to 79 at Sr. No. 2485 dt. 06.05.1989

(ii) Sale Deed dt. 04.05.1989 registered with Joint Sub Registrar, Nagpur – 1 executed by Shri Nokhelal Chhotelal Jais in favour of Shri Ishwar Raghunath Bhoyar in respect of Middle portion of the land admeasuring about 1.17 Hectares registered at Book No. Add.-1, Volume No. 147 at Sr. No. 2483 dt. 06.05.1989

(iii) Sale Deed dt. 14.02.2007 registered with Sub Registrar, Nagpur – 10 at Book No. 1 at Sr. No. 665 dt. 14.02.2007 executed by Shri Khushal Raghunath Bhoyar and others in favour of Shri Navneet Shyamsunder Kothari.

(iv) Sale Deed dt. 15.05.2008 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 2788 dt. 15.05.2008 executed by Shri Navneet Shyamsunder Kothari in favour of Luxora Infrastructures Private Limited.

(v) Power of Attorney dt. 07.09.2006 registered with Sub Registrar, Nagpur – 2 executed by Umardarazkhan Musayabkhan Pathan in favour of Shri Nitin Devidas Kirpane registered at Book No. 4 at Sr. No. 5034 dt. 07.09.2006.

(vi) Sale Deed dt. 31.12.2007 executed by Umardarazkhan Musayabkhan Pathan in favour of Cadence Finance Company Private Limited registered with Sub Registrar, Nagpur – Rural at Book No. 1 at Sr. No. 155 dt. 07.01.2008.



(vii) Sale Deed dt. 15.05.2008 executed by Cadence Finance Company Private Limited in favour of Luxora Infrastructure Private Limited registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 2786 dt. 15.05.2008.

(viii) Sale Deed dt. 04.05.1989 registered with Joint Sub Registrar, Nagpur - 1 executed by Shri Nokhelal Chhotelal Jais in favour of Shri Khushal Raghunath Bhoyar registered at Book No. Add.-1, Volume No. 147 at pages 72 to 79 at Sr. No. 2485 dt. 06.05.1989.

(ix) Sale Deed dt. 31.12.2007 executed by Umardarazkhan Musayabkhan Pathan in favour of Cadence Finance Company Private Limited registered with Sub Registrar, Nagpur - Rural at Book No. 1 at Sr. No. 155 dt. 07.01.2008.

(x) Development Agreement dt. 14.02.2007 executed by Shri Ishwar Raghunath Bhoyar, Shri Khushal Raghunath Bhoyar, Smt. Vacchalabai Sitaramji Raut, Smt. Kamlabai Kawaduji Thakre, Shri Devrao Gulabrao Bhoyar, Miss Sulochana Gulabrao Bhoyar, Smt. Sheela Naresh Gawande and Smt. Vimalbai Gulabrao Bhoyar in favour of Cadence Finance Company Private Limited registered with Sub Registrar, Nagpur -10 (Rural) at Book No. 1 at Sr. No. 662 dt. 14.02.2007 and Power of Attorney dt. 14.02.2007 executed in favour of Shri Sanjay Dulichand Kothari registered with Sub- Register, Nagpur - 10 at Book No. 4 at Serial No. 663 dt. 14.02.2007.

(xi) Sale Deed dt. 18.02.2011 registered with Sub Register, Nagpur - 7 at Book No. 1 at Serial No. 1353 dt. 18.02.2011 in favour of Cadence Finance Company Private Limited.

(xii) Sale Deed dt. 03.11.2014 registered with Sub Register, Nagpur - 7 at Book No. 1 at Serial No. 6348 dt. 03.11.2014 by Cadence Finance Company Private Limited in favour of Luxora Infrastructure Private Limited.

(xiii) Mortgage Deed dt. 22.03.2013 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 1592 dt. 22.03.2013. Joint Mortgage Deed dt. 05.11.2014 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 6352 dt. 05.11.2014. Joint Mortgage Deed dt. 27.02.2015 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 1813 dt. 27.02.2015 and Deed of Correction dt. 24.04.2015 registered with Sub Registrar,



Nagpur – 7 at Book No. 1 at Sr. No. 3039 dt. 24.04.2015. Deed of Release Reconveyance of Mortgage Properties dt. 21.04.2017 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 3288 dt. 21.04.2017. Mortgage Deed dt. 03.05.2017 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 3699 dt. 03.05.2017.

03. 7/12 issued by Patwari bearing Halka No. 38, vide Mutation dt. 05.06.2008 and 29.01.2015 vide Ferfar No. 1298 and 1962 resp.

04. Search report for more than 30 years from 1980 till 2021.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I/We am/are of the opinion that the title of LUXORA INFRASTRUCTURE PRIVATE LIMITED having its registered office at 6th Floor, Soham House, Hari Om Nagar, Off. Eastern Express Highway, Mulund (East), Mumbai – 400081 on the aforesaid land is mortgaged earlier with Bank of Baroda, IFCI Limited, and now with Bank of Baroda, Gamdevi Branch, Mumbai with parri passu charge of Edelweiss Asset Reconstruction Company Limited.

Owner of the land

Kh. Survey No. 97/1+2+3+4	}	LUXORA
Mauza : PIPLA, P. H. No. 38	}	INFRASTRUCTURES
Tahsil : Nagpur (Rural)	}	PRIVATE
District : Nagpur	}	LIMITED

Qualifying comments/ remarks if any

The Title of LUXORA INFRASTRUCTURE PRIVATE LIMITED on the said land is presently mortgaged with Bank of Baroda, Gamdevi Branch, Mumbai with parri passu charge of Edelweiss Asset Reconstruction Company Limited..

03. The report reflecting the flow of the title of LUXORA INFRASTRUCTURE PRIVATE LIMITED, on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 23.12.2021



Adv. Sandeep M. Khedkar